065.0	0002	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	828,100	/	828,100
USE VALUE:	828,100	/	828,100
ASSESSED:	828,100	/	828,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALLARELLI ROBYN
Owner 2:	
Owner 3:	
Street 1:	9 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VALLARELLI RICHARD J SR & -
Owner 2:	VALLARELLI JANICE -
Street 1:	9 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,653 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Clapboard Exterior and 2315 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5653.000	412,300	3,100	412,700	828,100
Total Card	0.130	412,300	3,100	412,700	828,100
Total Parcel	0.130	412,300	3,100	412,700	828,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.71 | /Parcel: 357.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	41458
GIS Ref	
GIS Ref	
Insp Date	08/25/16

!5582!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	412,300	3100	5,653.	412,700	828,100	828,100	Year End Roll	12/18/2019
2019	101	FV	304,000	3100	5,653.	383,200	690,300	690,300	Year End Roll	1/3/2019
2018	101	FV	304,000	3100	5,653.	383,200	690,300	690,300	Year End Roll	12/20/2017
2017	101	FV	304,000	3100	5,653.	336,100	643,200	643,200	Year End Roll	1/3/2017
2016	101	FV	299,000	3100	5,653.	306,600	608,700	608,700	Year End	1/4/2016
2015	101	FV	270,400	3100	5,653.	271,200	544,700	544,700	Year End Roll	12/11/2014
2014	101	FV	176,500	3100	5,653.	256,500	436,100	436,100	Year End Roll	12/16/2013
2013	101	FV	176,500	3100	5,653.	244,100	423,700	423,700		12/13/2012

PRINT

Date	Time
12/10/20	20:26:59

LAST REV

Date	Time
05/24/18	09:40:40
danam	
5582	

USER DEFINED

Prior Id # 1:	41458
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALLARELLI RICH	69802-109		8/21/2017	Family	1,000,000	No	No		
ALLEN HARRY J J	62695-531		9/26/2013	Sub Sale	475,000	No	No		
SWEENEY JOYCE M	62036-475		6/17/2013	Change>Sale	423,000	No	No		
SWEENEY GEORGE	58434-331		2/6/2012	Convenience	10	No	No		
	21563-572		11/1/1991		176,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2018	453	Alterati	8,000	C				
10/16/2014	1359	Inter Fi	78,000					Interior finish.
1/31/2014	89	Addition	40,000	O				
1/14/2014	30	Manual	4,000	C				
8/10/2009	678	Add Bath	2,300					ADD HBTH
9/9/1993	439	Manual	2,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2016	Inspected	DGM	D Mann
8/25/2016	Permit Visit	DGM	D Mann
5/27/2014	Measured	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
2/7/2014	Info Fm Prmt	EMK	Ellen K
3/26/2009	Meas/Inspect	189	PATRIOT
4/10/2000	Inspected	263	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5653		Sq. Ft.	Site		0	70.	1.04	12									412,714						412,700	

Total AC/HA:	0.12978	Total SF/SM:	5653	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	412,714	Spl Credit		Total:	412,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10356367
Const Adj.:	0.98990101
Adj $ / SQ:	136.552
Other Features:	109450
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462192
Depreciation:	49917
Depreciated Total:	412275

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

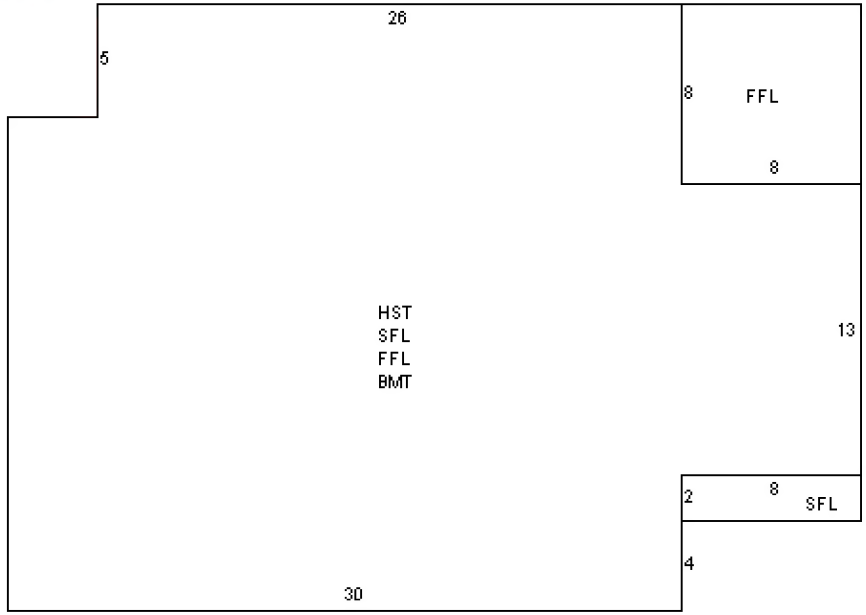
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	136.55
Special Features:	0	Val/Su Net:	128.48
Final Total:	412300	Val/Su SzAd	178.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	958	136.550	130,817
SFL	Second Floor	910	136.550	124,263
BMT	Basement	894	40.970	36,623
HST	Half Story	447	136.550	61,039

Net Sketched Area:	3,209			Total:	352,742
Size Ad	2315	Gross Are	3656	FinArea	2315

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	F	AV	1928	23.92	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100